

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

8. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment has been partially addressed. Applicant shall revise the following notes on the final plat:

- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA. (revise note 22)
- All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the Property Owner(s) or the HOA. (add "Access" to note 18)

13. C. Final Plat

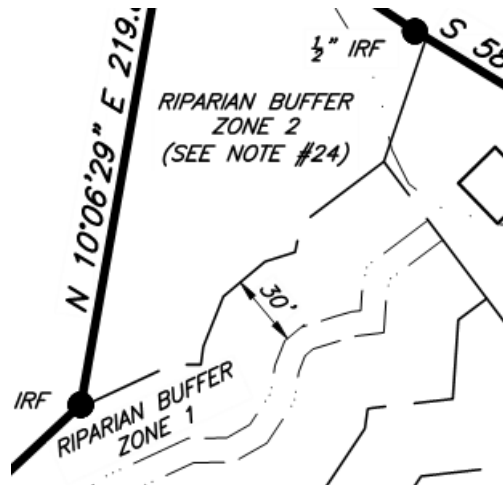
lance.fittro@franklin.tn.gov The previous comment, "*Applicant shall clarify the intent of the parking easements shown on the plat. Who is the beneficiary of the easement area? Who is responsible for maintenance? Is there an associated shared parking agreement?*" has not been addressed appropriately.

Applicant shall clarify ownership, intent for use, and maintenance responsibilities for the parking areas shown within the open space lots being created on the plat.

23. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall remove General Note #24 which has been added with this submittal and delineate and label the required Zone 1 and Zone 2 riparian buffers across Lot 31 as directed in Comment #20.

24. ADDITIONAL AREA OF ZONE 2 RIPARIAN BUFFER HAS BEEN RESERVED AT THE NORTHWEST CORNER OF OPEN SPACE LOT 32 TO OFFSET THE LACK OF A ZONE 2 RIPARIAN BUFFER IN OPEN SPACE LOT 31. THIS OFFSET WAS NECESSARY TO ACCOMMODATE CONCEPTUAL PARKING IMPROVEMENTS WITHIN OPEN SPACE LOT 31.



Averaging of the riparian buffer can only be approved through approval of a Buffer Management Plan and variance in conjunction with a site plan for the development that is proposed to encroach upon the riparian buffer.

Reservation of portions of the buffer for future development, where no plans for the future development have been submitted, shall not be shown on the plat.

Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

195870-Gothic Ct Subdivision-FINAL PLAT.pdf

21. Parking Easement

joseph.bryan@franklin.tn.gov If the owner of Lot 20 does not currently own the area to be Open Space 32, then this plat must establish a parking easement between the two lots to maintain parking spaces for the current use of Lot 20.

Stormwater

General Issues

20. Plats

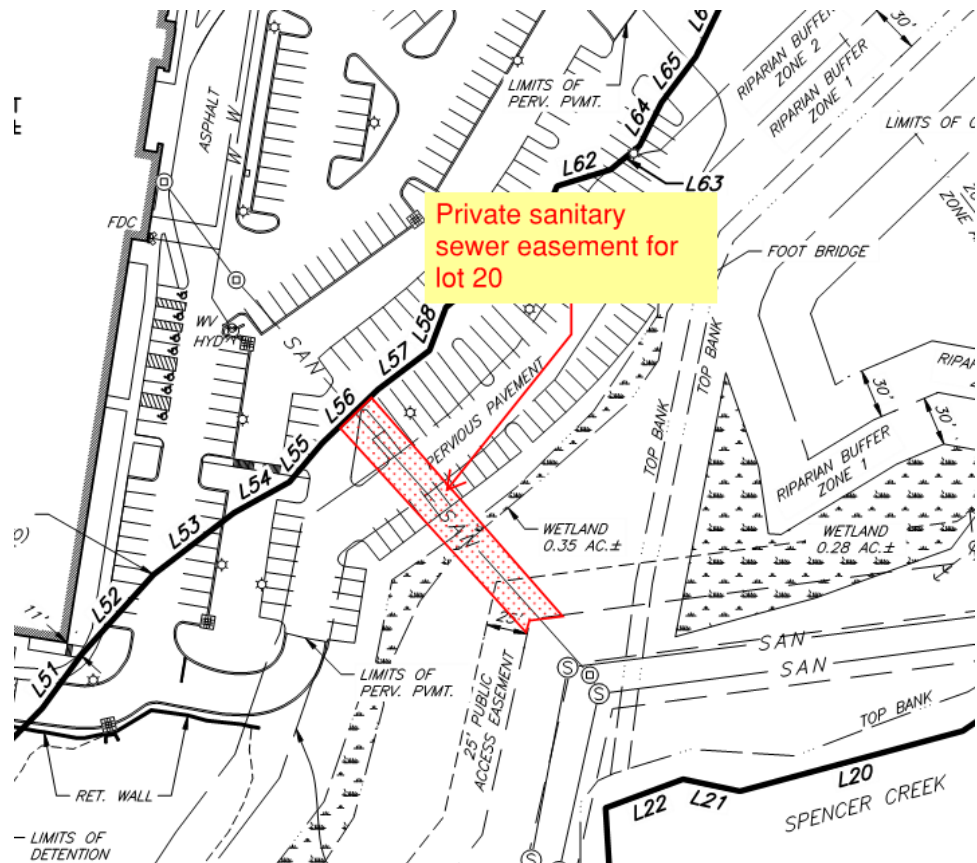
jeff.willoughby@franklin.tn.gov Comment not entirely addressed. Any offsets to riparian buffers must be approved through a variance submittal process. Please contact me at 550-6651 or jeff.willoughby@franklin.tn.gov for details.

Water/Sewer

General Issues

3. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall label a private sanitary sewer easement for the sanitary sewer main that extends to lot 20. This is for lot 20 to have the ability to maintain sewer service in the event property changes ownership.



4. Utility easement

ben.mcneil@franklin.tn.gov Applicant did not address the issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The minimum size sewer easement for the Interceptor lines is 30'. Where easements are not shown, the applicant shall add easements and label as exclusive.

The depths can be labeled at each manhole by adding text similar to $D=6.2'$. This should not over complicate the plat. The depths must be labeled to ensure the easements are correct.

22. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall correct the sanitary sewer easement along lot 30. The sewer main must be centered in the easement.

